



**BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING/PUBLIC HEARING**

**TUESDAY, AUGUST 13, 2024**

**MINUTES**

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**Tuesday, August 13, 2024**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Lora Thomas, Chairperson George Teal and Abe Laydon

**1. Call to Order**

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

Commissioner Thomas provided comment regarding Item D.

Commissioner Teal provided comment regarding Item D.

**2. Land Use Meeting Agenda Items**

**3. Public Hearing Agenda Items**

a. Sterling Ranch Filing 5C, 1st Amendment - Minor Development - Project File: SB2024-022.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

This is Motion No. 024-146

Commissioner Thomas moved that the Board Continue Sterling Ranch Filing 5C, 1st Amendment - Minor Development - Project File: SB2024-022, to August 27, 2024 at 2:30 P.M.

**RESULT:** CONTINUED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

b. Haystack Hills Minor Development - Project File: SB2024-005.

Trevor Bedford, Department of Community Development, addressed the Board to present on

this Item.

Commissioner Thomas asked a clarifying question.

Commissioner Laydon asked staff a clarifying question.

Mr. Bedford addressed the Board to answer the Commissioner's questions.

Ryan Dykstra, Applicant, JD Capital, addressed the Board to further present on this Item.

Commissioner Thomas commented on this Item and asked clarifying questions.

Mr. Bedford addressed the Board to answer the Commissioner's questions.

Ed Brewer, Haystack Road, addressed the Board to add clarification regarding this Item.

Commissioner Thomas asked a clarifying question.

Mr. Bedford addressed the Board to answer the Commissioner's question.

Mr. Brewer addressed the Board

Commissioner Teal asked the Applicant if they were in agreement with a continuance.

Mr. Dykstra addressed the Board to answer the Commissioner's question.

Jeanette Bare, Planning Services, addressed the Board to provide clarification on this Item.

This is Motion No. 024-147

Commissioner Thomas moved that the Board Continue Haystack Hills Minor Development -  
Project File: SB2024-005.

**RESULT:** CONTINUED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

- c. 7801 Roxborough Park Road - Waterton Canyon K-9 Academy Use by Special Review.  
Project File: US2024-004.

Mike Pesicka, Department of Community Development, addressed the Board to present on  
this Item.

Commissioner Thomas asked a clarifying question for this Item.

Mr. Pesicka addressed the Board to answer the Commissioner's question.

Commissioner Teal asked the Applicant if they agreed to the two conditions as presented.  
John Pfannenstein and John Porricelli, Applicants, agreed to the conditions presented.

This is Motion No. 024-148

Commissioner Thomas moved that the Board Approve a use by Special Review for the

Waterton Canyon K-9 Academy Kennel at 7801 Roxborough Park Road because it Does meet all of the approval criteria with 2 Conditions as Presented - Project File: US2024-004.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

- d. Owens Industrial Park, Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment. Batch Plant Use by Special Review - Project File: US2021-002.

Heather Scott, Department of Community Development, addressed the Board to present on this Item.

Ms. Scott entered items into the record as Exhibits.

Commissioner Thomas asked a clarifying question on this Item.

Ms. Scott addressed the Board to answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked a clarifying question.

Ms. Scott addressed the Board to answer the Commissioner's question.

Commissioner Teal asked clarifying questions.

Ms. Scott addressed the Board to answer the Commissioner's questions.

Jeanette Bare, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Jessica Alizadeh, Alizadeh Law, Applicant Counsel, addressed the Board to further present on this Item.

Commissioner Thomas asked clarifying questions regarding this Item.

Garrett Olson, Brannan Sand and Gravel, addressed the Board to answer the Commissioner's question.

Ms. Alizadeh addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Ms. Alizadeh addressed the Board to answer the Commissioner's questions.

Commissioner Teal asked clarifying questions regarding this Item.

Ms. Alizadeh addressed the Board to answer the Commissioner's questions.

Commissioner Teal asked the Applicant if they were in agreement to the three conditions as presented.

The applicant agreed to the conditions as they were presented.

Public Comment:

Lance Baller, Lone Tree, addressed the Board to provide public comment.

Raul Hernandez, Denver, addressed the Board to provide public comment.

Heather Taylor, Impact Commercial Real Estate, Lone Tree, addressed the Board to provide public comment.

Emily Tapia, Arapahoe Douglas Works, addressed the Board to provide public comment.

Jack Hamlin, Sterling Ranch, addressed the Board to provide public comment.

Tyler Holtmeyer, Waggoner Equipment Company, addressed the Board to provide public comment.

David White, Commerce City, addressed the Board to provide public comment.

Persus Schlosser addressed the Board to provide public comment.

Kevin VanWinkle, Highlands Ranch, addressed the Board to provide public comment.

James Silvestro, Counsel representing Dupont Park and Open Space, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Stuart Hungsberg addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Christine Hungsberg, Louviers, addressed the Board to provide public comment.

Megan St Clair, Louviers Conservation Partnership, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Gretchen Farrell, Louviers, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Kevin Johnk, Sterling Ranch, addressed the Board to provide public comment.

Frank Just, Mayor of Fairplay, addressed the Board to provide public comment.

Betty Hrdlicka addressed the Board to provide public comment.

Leo Hrdlicka addressed the Board to provide public comment.

Autumn Burke, Louviers, addressed the Board to provide public comment.

Pam Packer, Louviers, addressed the Board to provide public comment.

Katie Neth, Louviers, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Rodney Jacobsen addressed the Board to provide public comment.

Lisa Marie Downey, Louviers, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Tom Peterson, Colorado Asphalt Pavement Association, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Tera Radloff, Douglas County Community Foundations, addressed the Board to provide public comment.

Lynn Moffett, Sterling Ranch, addressed the Board to provide public comment.

Ellie Reynolds, Sterling Ranch, addressed the Board to provide public comment.

Gary Addington addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Jennifer Powell, Littleton, addressed the Board to provide public comment.

Jordan Getz addressed the Board to provide public comment.

Lauren Kope, Keenesburg, addressed the Board to provide public comment.

Dez Guerrie, Louviers, addressed the Board to provide public comment.

Valerie Hays, Louviers, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Janet Brunger, Kellytown, addressed the Board to provide public comment.

Kim Gilmartin, Littleton, addressed the Board to provide public comment.

Connor Nolan, Castle Rock, addressed the Board to provide public comment.

Jeanette Reynolds, Sterling Ranch, addressed the Board to provide public comment.

Donald Perez, Lakewood, addressed the Board to provide public comment.

Heather Jenkins addressed the Board to provide public comment.

John Kirkwood, Highlands Ranch, addressed the Board to provide public comment.

Aaron Brooks, Louviers, addressed the Board to provide public comment.

Baron Sokolowski, Cherokee Ridge Estates, addressed the Board to provide public comment and entered an item into the record as an Exhibit.

Holly Haggerty-Sokolowski, addressed the Board to provide public comment.

Steve Bensman, Castle Rock, addressed the Board to provide public comment.

Randy Johnson, Louviers, addressed the Board to provide public comment.

Jason Ingenthron, Louviers, addressed the Board to provide public comment.

John Cowan addressed the Board to provide public comment.

Jonathon Moler addressed the Board to provide public comment.

Ashley Schwestka, Louviers, addressed the Board to provide public comment.

Allison Coleman, Louviers, addressed the Board to provide public comment.

Anthony Colarusso, Cherokee Ridge Estates, addressed the Board to provide public comment.

Kim Stockton, Louviers, addressed the Board to provide public comment.

Charlie Farrell, Louviers, addressed the Board to provide public comment.

Robert Howard, Louviers, addressed the Board to provide public comment.

Sierra Matthews, addressed the Board to provide public comment.

Jack Farrell, Louviers, addressed the Board to provide public comment.

Tracy Hanson, Louviers, addressed the Board to provide public comment.

Kirk Vanportfliet, Parker, addressed the Board to provide public comment.

Eric Farrell, Louviers, addressed the Board to provide public comment.

Rebecca Connet, Louviers, addressed the Board to provide public comment.

Jessica Alizadeh, Alizadeh Law, Applicant Counsel, addressed the Board to respond to public comment.

Alex Shotz addressed the Board to further present on this Item.

Commissioner Thomas asked clarifying questions regarding this Item.

Ms. Alizadeh addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Thomas commented on this Item.

Ms. Alizadeh addressed the Board to provide clarification on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Jeff Garcia, County Attorney, commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Jeff Garcia, County Attorney commented on this Item.

Ms. Alizadeh addressed the Board to provide clarification on this Item.

Jeff Garcia, County Attorney commented on this Item.

Commissioner Teal asked the Applicant if they agreed to the fourth condition presented.  
The Applicant agreed to the four conditions presented.

This is Motion No. 024-149

Commissioner Thomas moved that the Board approve Owens Industrial Park, Filing 1, 1st Amendment, Lot 1A and Metes and Bounds Parcel, 3rd Amendment Use by Special Review for a Batch Plant because it does meet all of the approval criteria with 4 Conditions as Presented - Project File: US2021-002.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Teal

**NAYS:** Commissioner Laydon

- e. Resolution Supplementing the 2024 Adopted Budget to Appropriate Unanticipated Revenues and Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$63,643,897.

Kim Hirsch, Assistant Budget Director, addressed the Board to present on this Item.

Commissioner Thomas asked clarifying questions.

Ms. Hirsch addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

This is Motion No. 024-150

Commissioner Laydon moved that the Board approve Resolution Supplementing the 2024 Adopted Budget to Appropriate Unanticipated Revenues and Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$63,643,897.

**RESULT:** ADOPTED

**MOVER:** Abe Laydon

**SECONDER:** Lora Thomas

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon  
Resolution No: R-024-088

#### 4. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 27, 2024 @ 2:30 p.m.\*\**